



Beaufort Drive, Chatteris, Cambs, PE16 6RW

Town House - 3 Bedrooms - Kitchen & Lounge/Diner - Bathroom & En-suite - Enclosed Rear Garden - Driveway -
Deposit - £1,384.61 - EPC Rating: C - Council Tax Band B - Call To View (01354) 696700

£1,200 pcm



Ground Floor

Entrance Hall
Entrance door and window to front, radiator, stairs to first floor and door to:

Kitchen
2.88m (9'5") x 2.42m (7'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to front, radiator, and laminate flooring.

Lounge/Diner
4.42m (14'6") x 3.31m (10'10")
Double glazed window to rear, under-stairs storage cupboard, radiator and double glazed double doors to enclosed rear garden.

First Floor
Landing
Double glazed window to front, stairs to ground floor, stairs to second floor and doors to:

Bedroom 2
4.04m (13'3") x 2.00m (6'7")
Double glazed window to rear and radiator.

Bedroom 3
2.49m (8'2") x 1.86m (6'1")
Double glazed window to front and radiator.

Bathroom
Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to rear, heated towel rail and tiled flooring.

Second Floor
Landing
Double glazed window to front.

Bedroom 1
4.23m (13'11") max x 3.39m (11'2")
Double glazed window to front, radiator, stairs, door to:

Dressing Area
2.40m (7'10") x 1.63m (5'4")
Double glazed window to rear, built-in wardrobes with hanging rails and shelving.

En-suite
Fitted with three piece suite comprising panelled bath with hand shower attachment and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to rear, heated towel rail, radiator and vinyl flooring.

Outside
The property has driveway parking to the front. The enclosed rear garden is mostly laid to lawn with a decked area and timber shed.

EPC Rating - C



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.